



JP&M
DOYLE

Established. 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

FOR SALE BY PRIVATE TREATY
OUTSTANDING RESIDENTIAL INVESTMENT,
TIBRADDEN FARM COTTAGES,



TIBRADDEN LANE,
DUBLIN 16.

jpmdoyle.ie

(01) 490 3201

DESCRIPTION:

Two award winning cottages and two apartments which sleep 26 guests. Idyllic location in Dublin, 8 miles from O'Connell Street, 30 minutes to Dublin Airport and 10 minutes to Dundrum. Great investment opportunity to acquire self-catering houses and apartments in full operation with excellent occupancy rates. Full planning permission for short term and holiday use, ideal for Air B&B. Current owners are retiring.

Architect designed with special features including snug, Inglenook fireplace, settle seats, Stanley stoves, oil fired central heating, water well and internet.

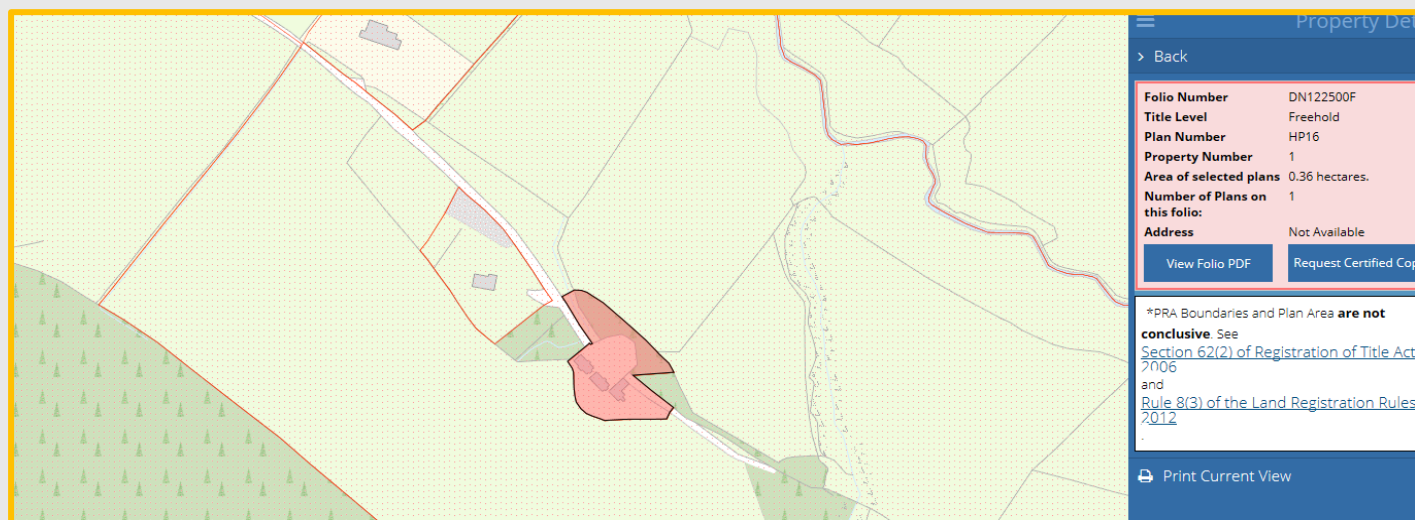
The entire property extends to 355 sq. m/ 3821 sq. ft on a mature sheltered site of 0.36 hectare/ 0.89 acre, in this idyllic setting with spectacular views. Fern cottage sleeps 10 with wheelchair facilities, Heather cottage sleeps 8 with Mezzanine Gallery and wheelchair facilities, Spruce Lodge sleeps 4, Deer Glen Loft sleeps 4.

Each property has a large living room with Inglenook fireplace, settle seats and Stanley stove, Kitchen fully fitted with hob oven, fridge freezer, dishwasher, microwave, washing machine and dryer, Bedrooms with en suites, family bathrooms, guest WC, private garden, private car park and Internet.



FEATURES:

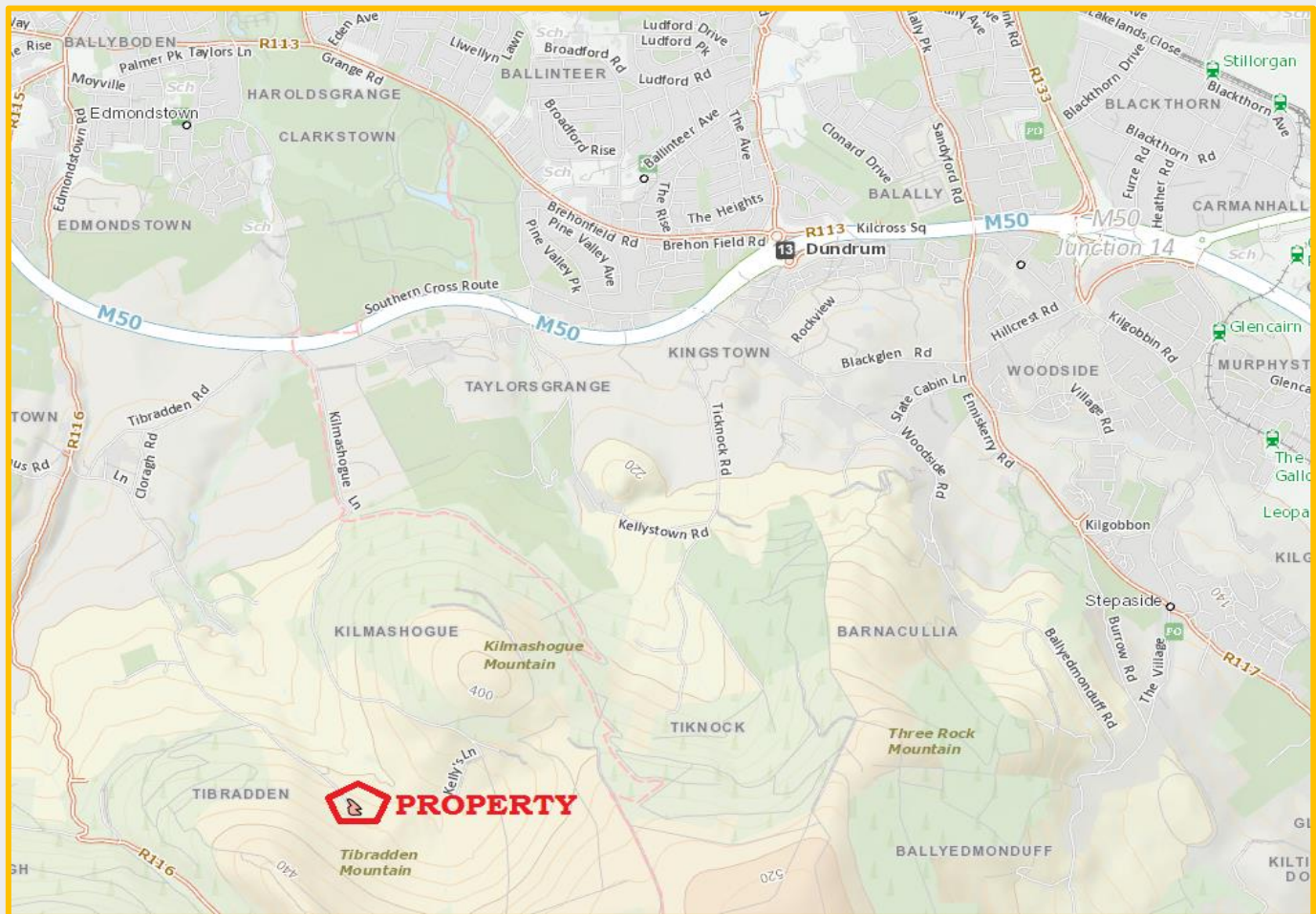
- Full planning permission for letting on short term and holiday letting market. Two cottages and two apartments, ideal for Air B&B.
- Excellent occupancy rates, established for 19 years.
- Ideal investment property in South Dublin.
- Architect designed. Internet. Wheelchair facilities.
- Idyllic location in Dublin 16 yet only 8 miles from O'Connell Street, close to M50, Dundrum and Marlay Park.



Property Details	
> Back	
Folio Number	DN122500F
Title Level	Freehold
Plan Number	HP16
Property Number	1
Area of selected plans	0.36 hectares.
Number of Plans on this folio:	1
Address	Not Available
View Folio PDF	Request Certified Copy
*PRA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012	
Print Current View	

FACILITIES:

- Parking
- Wired for cable television
- Wheelchair access
- Oil fired central heating



VIEWING: BY APPOINTMENT ONLY

**BER: C2 (10005290370) (10005290428)
C1 (10005290365)**

PRICE REGION: €1,350,000



**JP&M
DOYLE**

Established 1952

105 Terenure Road East, Dublin 6, D06 XD29.

Tel: (01) 490 3201

Fax: (01) 490 7292

Email: enquiries@jpmdoyle.ie

PSRA Licence: 002264

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute Part of an offer or contract.
- (2) All description, dimensions, references to condition and necessary permission of use and occupation, and Other details are given in good faith and are believed to be correct, but any intending purchasers or tenants Should not rely on them as statements or representations of fact but must satisfy themselves by inspection or Otherwise as to the correctness of each of them.
- (3) No person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations Or warranty whatever in relation to the property.